

County of Loudoun
Department of Planning
MEMORANDUM

DATE: January 7, 2011

TO: The Loudoun County Planning Commission

FROM: Michael "Miguel" Salinas, Project Manager
CPAM 2009-0001: Route 28 Keynote Employment Policies

SUBJECT: Revised Draft Route 28 Corridor Plan, January 11, 2011

Based on Planning Commission direction, Staff has revised the draft plan (See attached draft plan, dated January 5, 2011). A discussion of these changes are summarized below. Key Topics to be discussed at the January 11, 2011 worksession are highlighted in yellow. Staff from the Office of Transportation Services will be at the worksession to answer any questions regarding the Supplemental Transportation Discussion and Analysis Memorandum distributed at the last meeting. Staff will also be prepared to suggest possible additional amendments triggered by Commissioner comments and discussion at the worksession.

A. Mixed-Use Office Centers (MUCs)

I. Topic Summary:

The Planning Commission recommended allowing additions to Mixed-Use Office Centers on a case-by-case basis provided the addition is adjacent to and contiguous with the core development, is well-integrated, conforms to the base design standards for Mixed-Use Office Centers, and does not cause the aggregate acreage of the center to exceed 90 acres in size.

CURRENT PROPOSAL:

Based on direction from the Planning Commission, Staff has amended the draft plan to ensure that additions to Mixed-Use Office Centers would be integrated with core developments. Staff also amended the draft plan, as directed by the Planning Commission, to include a policy that Route 28 shall always act as an edge when Mixed-Use Office Centers are proposed adjacent to the highway. Furthermore, the policy makes clear that the central Mixed-Use Office Center shall be limited to either the east or the west side of Route 28.

B. Commercial Retail and Service Uses: Hotels

I. Topic Summary

The Planning Commission directed Staff to clarify and revise the definition for Destination, Full-Service Hotels.

CURRENT PROPOSAL:

Based on direction from the Planning Commission at the December 8, 2010 worksession, Staff amended the definition for Destination, Full-Service Hotels to ensure an adequate mix of high-quality services and amenities. Based on information gathered from Hotel and Convention Center trade association, Staff also amended the definition to specify a minimum number of hotel rooms and minimum square footage of meeting space expected for Destination, Full-Service Hotels. Lastly, staff amended the policy for general Full-Service Hotels expected in the Route 28 Core to provide more specificity to the kind of services and amenities that should be included with such a use.

C. Design

I. Topic Summary: Wording of policies

A Planning Commission recommendation was to strengthen the requirements in the design section. For example, changing all the environmental resources “should be preserved” to all the environmental resources “are preserved”. Staff recommended the language allow for flexibility in design, as the proposed Design Policies, similar to the Design Guidelines in Chapter 11 of the Revised General Plan, are meant to be flexible, rather than regulatory, to accommodate different types of development and innovative design.

CURRENT PROPOSAL:

As directed by the Planning Commission, Staff amended the design section to strengthen the design standards.

II. Topic Summary: Parking

The proposed policies called for parking within Mixed-Use Office Centers to consist primarily of structured parking at full build-out. A Planning Commission recommendation was to require a certain percentage of parking in Mixed-Use Office Centers to be structured parking at full build-out. Staff recommended keeping the requirement that parking will consist primarily of structured parking at full build-out, without requiring a specific percentage.

CURRENT PROPOSAL:

The Planning Commission recommended retaining the existing policy language.

III. **Topic Summary: Route 28 Design Review Board**

The Planning Commission suggested the establishment of a Route 28 Design Review Board by the Board of Supervisors to administer and enforce the design standards. Staff supported a Coordinated Review Committee, comprised of representatives from various County agencies, to ensure consistency with the Land Use design controls and standards established both in the plan and in the zoning ordinance. This recommendation was included in the Implementation policies of the draft plan distributed for the December 8, 2010 Planning Commission Worksession.

CURRENT STATUS:

Based on Planning Commission discussion at the January 5, 2011 worksession, Staff is preparing one or more recommendations for consideration at the January 11, 2011 worksession.

D. Parks and Open Spaces and Public and Civic Uses

I. **Planning Commission Recommendation: Civic Uses Definition**

A Planning Commission recommendation is to revise the definition for civic uses to state that a civic use will consist of not-for-profit organizations that are dedicated to any “exempt purpose”, as defined in Internal Revenue Code section 503(c)(3).

Staff Recommendation: Civic Uses Definition

Staff recommends revising the civic use definition to be more concise rather than reference federal code requirements. The revised language as proposed in the December 8, 2010 draft policies also permits for-profit structures to be included in the civic use component of the land use mix on a case-by-case basis (for example, a performing arts center).

CURRENT STATUS:

Based on Planning Commission recommendation on January 5, 2001, Staff amended the definition for Public uses to make it clear that government buildings have to be accessible to the public. Examples of such buildings were also added to the definition. The Civic use definition is still up for discussion.

II. **Topic Summary: Land Use Mix Table**

The Planning Commission recommended including Parks and Open Space in the land use mix table for Office Clusters and Mixed-Use Office Centers. Staff noted that the land use mix tables for the Route 28 Corridor Plan vary from the land use mix tables currently in the Revised General Plan as they are a percentage of the total square footage rather than land area. A percentage of square footage was chosen for the Route 28 Corridor Plan to accommodate the vertical integration of uses. Parks and Open Spaces were recommended by Staff to still be calculated

based on a percentage of the land area and to retain this requirement as a separate policy.

CURRENT PROPOSAL:

The Planning Commission recommended that Parks and Open Spaces required for Office Clusters and Mixed-Use Office Centers be based on a percentage of the land area.

III. Topic Summary: Public and Civic Uses

A Planning Commission recommendation was to have separate requirements for Public and Civic uses within Office Clusters, Mixed-Use Office Centers, and the Route 28 Business area, since they are built spaces rather than land area requirements. In an effort to provide flexibility and achieve more usable spaces, Staff recommended combining the minimum percentage of Parks and Open Spaces and Public and Civic uses for Office Clusters and the Route 28 Business area. Stakeholders expressed that the minimum 5 percent civic requirement currently called for in the Revised General Plan is often hard to achieve with smaller projects and the provided spaces do not function as usable, meaningful spaces. To address this concern, Staff recommended combining the Parks and Open Space and Public and Civic use requirement for those land use patterns that do not include Residential uses (Office Clusters and Route 28 Business area) in an effort to achieve more meaningful spaces.

CURRENT PROPOSAL:

The Planning Commission recommended maintaining the combined Parks and Open Space and Public and Civic use requirement for those land use patterns that do not include Residential uses. Staff has amended the land use mix table for Office Clusters to clarify that, if proposed, the percentage of Public and Civic square footage may count towards meeting the minimum 15% requirement for combined Parks and Open Spaces and Public and Civic Uses.

IV. Topic Summary: Waivers for Public/Civic Uses

A Planning Commission recommendation was to consider allowing, especially for smaller projects, a larger percentage of the Parks and Open Spaces and Public and Civic use requirement to be waived if the cash-in-lieu is used towards Parks and Open Space and/or Public and Civic uses adjacent to the development. The ability to waive a certain percentage of the Parks and Open Space and Public and Civic use requirement would be subject to a County-approved Public/Civic Facilities Plan. Since all developments, with the exception of Mixed-Use Office Centers, may provide a combination of Parks and Open Spaces and Public and Civic uses, Staff maintained that no more than one-third of the requirement should be satisfied offsite to ensure that each development has some usable space for the enjoyment of the users of the development.

CURRENT STATUS:

The Planning Commission may still wish to consider whether, subject to the Public/Civic Facilities Plan, the County may allow projects to waive a larger percentage of the Parks and Open Space and Public and Civic use requirement, especially for smaller projects, when the cash-in-lieu is used for such uses adjacent or proximate to the site.

E. Sustainable Development

I. Planning Commission Recommendation

Require 65 percent phosphorous removal for all development.

Staff Recommendation

State Code addresses the required percentage of phosphorous removal. Because this type of requirement is more appropriate in the Facilities Standards Manual rather than a policy document, staff suggests it not be included in the draft plan amendment.

CURRENT STATUS:

The topic is still up for discussion.